



Solano Local Agency Formation Commission

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Staff Report

DATE: June 12, 2017
TO: Local Agency Formation Commission
FROM: Michelle McIntyre, Analyst
SUBJECT: **Minutes May 8, 2017**

RECOMMENDATION:

Staff recommends the Commission approve the minutes from its May 8, 2017 meeting.

MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
MAY 8, 2017 10 AM BOARD OF SUPERVISORS' CHAMBERS
675 TEXAS STREET, FAIRFIELD, CALIFORNIA

1. CALL TO ORDER

The meeting was called to order at 10:00 am by Chair Shopay with a salute to the flag.

2. ROLL CALL

Present: Commissioners: Harry Price, Nancy Shopay, Jim Spering, and
John Vasquez
Alternate Commissioner: Len Augustine (*voting as a City Member*)

Not Present: Commissioner Pete Sanchez and Alternate Commissioner Skip Thomson

Staff Present: Roseanne Chamberlain, Interim Executive Officer, P. Scott Browne, Legal Counsel,
and Michelle McIntyre, Analyst

3. CHANGES AND APPROVAL OF THE AGENDA

Commissioner Vasquez moved to approve the agenda, second Alternate Commissioner Augustine. The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

4. PUBLIC COMMENTS

The Chair opened the item for public comments. There were no public comments.

5. CONSENT ITEMS

- A. Minutes April 10, 2017
- B. Project Status Report

Commissioner Price moved approval of the consent items, second Alternate Commissioner Augustine. The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

Commissioner Spering requested the Chair amend the agenda and move item 7A before the public hearing items. There were no objections from the other Commissioners.

7A - Position on SB 365 (Dodd) Formation of Open Space District and Legislative Update

Resolution No. 17-11, Not Approved

(Continued from the Commission meeting of March 21, 2017)

Ms. Chamberlain presented the staff report and recommended the Commission adopt Resolution No. 17-11 taking a position on SB 365 and making determinations.

The Chair opened the item for public comments.

Duanne Kromm spoke in support of SB365.
Amy Hartman spoke in support of SB365.
Brian Schmidt spoke in support of SB365.
Bob Berman spoke in support of SB365.
Linda Seifert spoke in support of SB365.

Bill Emlen spoke in support of SB 365.

Commissioner Spring moved to take a position of support on SB 365 and that the Commission send a letter that is short, simple, and concise and not approve the resolution, second Commissioner Price.

The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spring, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

6. PUBLIC HEARING

A. **2017-05 City of Suisun City SOI** *Resolution No. 17-06, Not Approved, Continued*

Affirm the Sphere of Influence for the City of Suisun City. CEQA – Lead Agency: City of Suisun City, environmental impact report (state Clearing House # 2011102046) certified May 5, 2015.

Ms. Chamberlain presented the staff report.

Commissioner Spring requested clarification on whether the Commission is able to add a qualification that if areas 1 and A impact Travis Air Force Base, that those areas shouldn't be developed, however; Commissioner Spring is not in favor of removing those areas from the City's SOI.

Commissioner Vasquez suggested the Commission continue the item to the end of the summer when the County's Joint Land Use study is complete.

John Kearns, City of Suisun – Clarified that Area 1 is designated as Travis Reserve under the County's General Plan and that Area A has an active development proposal that will be submitted to LAFCO for approval.

Commissioner Spring requested the SOI map exhibit include land use designations.

Alternate Commissioner Augustine expressed concerns regarding the requirements of the Airport Land Use Commission and requested additional information on the plans for the SOI areas.

Commissioner Spring moved to continue the item to the Commission's August meeting, second Commissioner Price.

The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

- B. **2017-02 City of Vacaville MSR (Final)** Resolution No. 17-07
Approve the final municipal service review for the City of Vacaville. CEQA EXEMPT:
Public Resources Code Section 21102 and 21150, planning study.

Ms. Chamberlain provided a synopsis of the packet that the Commission received and recommended approving the draft resolution.

Tyra Hays, City of Vacaville – Presented the municipal service review and their proposed sphere of influence.

Commissioner Vasquez moved to approve the item, second Alternate Commissioner Augustine.

The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

- C. **2017-04 City of Vacaville SOI** Resolution No. 17-08
Consider and approve or approve with modifications the Sphere of Influence Update for the City of Vacaville. CEQA – Lead Agency: City of Vacaville, environmental impact report (state Clearing House #2011022043) certified August 11, 2015.

Ms. Chamberlain presented the staff report and recommended approval of the item and that the Commission makes a decision on whether or not to include the Williamson Act land and amending the resolution to reflect their decision with respect to the Williamson Act land and include that the property owner has consented to being included in Vacaville’s SOI.

Chair Shopay opened the item for public comments.

Emily Rowe – Trustee of the Silveyville Cemetery District. Ms. Rowe stated that the District recognizes the importance of adjusting the cemetery boundaries so that Vacaville residents are in the Vacaville Cemetery District. The Silveyville Cemetery District expressed concerns over the transfer of taxes [at the time of annexation] to the

City of Vacaville and using assessed values as opposed to the CPI to determine the amount of increase.

Alternate Commissioner Augustine moved to approve the item with inclusion of the Williamson Act land, second Commissioner Spering.

The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

- D. **2017-06 Vacaville Fire Protection District SOI** Resolution No. 17-09
Sphere of Influence Update for a sphere coterminous with the boundaries of the Vacaville Fire Protection District. CEQA: Lead Agency LAFCO; categorically exempt; Section 15061(b)(3) of the Public Resources Code, no change no possibility that the project could have a negative effect on the environment.

Ms. McIntyre presented the staff report and recommended updating the Vacaville Fire Protection District SOI so that the District’s boundary and SOI are coterminous.

Chair Shopay opened the item for public comment, there were no public comments.

Alternate Commissioner Augustine moved to approve the item with staff’s recommendations 1-4 [included below], second Commissioner Price.

- 1) Determine that the sphere of influence update is exempt pursuant to Title 14 California Code of Regulations, Chapter 3 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15061 (b)(3) General Rule Exemption.
- 2) Direct staff to prepare and file a Notice of Exemption pursuant to CEQA Guidelines Section 15062
- 3) Review the staff draft determinations contained in the draft resolution;
- 4) Adopt Resolution No. 17-09, making determinations, adding conditions and amending and updating sphere amendment as detailed in the draft resolution.

The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: none
ABSENT: Sanchez
ABSTAIN: none

- E. **2017-07 Vallejo Sanitation and Flood Control District SOI** Resolution No. 17-10
Sphere of Influence Update for the Vallejo Sanitation and Flood Control District. The commission will consider removing one parcel (APN 0067-010-010) from the existing sphere which is fully submerged under San Pablo Bay and not served by the District. CEQA: Lead Agency LAFCO; categorically exempt; Section 15061(b)(3) of the Public Resources Code, no change no possibility that the project could have a negative effect on the environment.

Ms. McIntyre presented the staff report and recommended approval of the sphere of influence update to remove APN 0067-010-010 from the District's SOI.

Melissa Morton, District Manager Vallejo Sanitation and Flood Control District – Stated the District does not serve the area, and that the District will take the second step to detach the parcel from their boundary.

Commissioner Spering moved staff recommendation, second Alternate Commissioner Augustine.

The motion was approved with the following votes:

AYES:	Augustine, Price, Shopay, Spering, and Vasquez
NOES:	none
ABSENT:	Sanchez
ABSTAIN:	none

7. **OTHER BUSINESS**

7A – *See above - item was heard prior to the public hearing items.*

7B - Staff Work Program for Fiscal Year 2017-2018

Consider and approve or approve with modifications the Work Program for next fiscal year.

Ms. Chamberlain presented the staff report and recommended approval of the work plan. Commissioner Spering requested staff either put the information on a Gantt or identify what the items are and include a time frame. Commissioner Spering stated it would be helpful for the new executive officer to have a roadmap to see what the Commission's priorities are and the timeframes.

Ms. Chamberlain stated that she will do her best to accommodate the Commission's request, however; the June agenda is full and there are restrictions on her availability.

Commissioner Spering move for staff to bring back a draft of the Work Program at the next meeting for the Commission's review and approval, second Commissioner Price

7C - Status of the Executive Officer Recruitment

Ms. Chamberlain provided a brief presentation on the status of the ongoing recruitment for the executive officer vacancy.

8. CORRESPONDENCE

The Commission received the CSDA April 2017 publication.

9. COMMISSIONER COMMENTS

Commissioner Vasquez requested clarification on who will write the SB 365 letter. Chair Shopay stated staff can write the letter and she will sign.

Chair Shopay thanked staff for their efforts in amending the format of the staff reports.

10. ADJOURNMENT

Chair Shopay adjourned the meeting at 11:45.

Nancy Shopay, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission